



**Petition Number:** 1401-DP-02 & 1401-SIT-01

**Subject Site Address:** 945 Tournament Trail; Northeast Corner of SR32 and Wheeler Road

**Petitioner:** McDonald's USA, LLC

**Request:** Petitioner requests Development Plan and Site Plan review for a McDonald's drive-thru structure on approximately 1.1 acres.

**Current Zoning:** GB (General Business)

**Current Land Use:** Vacant

**Approximate Acreage:** 1.1 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Revised Elevations
5. Original Elevations
6. Landscape Plan
7. Lighting Plan
8. Primary Plat
9. Secondary Plat
10. State Highway 32 Overlay Zone Ordinance
11. Illustrative Night Rendering

**Zoning History:**

1203-REZ-01	Rezoning from EI (Enclosed Industrial) to GB
1212-VS-16	Variance to exempt property from US 31 Overlay
1304-SPP-04	Primary Plat
1306-SFP-18	Secondary Plat

**Staff Reviewer:** Andrew Murray, Associate Planner

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**Procedural**

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district,



subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.

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### **Project Overview**

The proposal is for the development of a drive-thru McDonald's restaurant. The subject property is approximately 1.1 acres in size and is located on lot 1 within the "32 at 31 Henke Center" Secondary Plat (the "Property"). The Property has frontage on State Highway 32, Wheeler Road and Tournament Trail. The Property is accessed by the connector street, Tournament Trail.

The Property is zoned General Business ("GB") District and is currently unimproved. The Property falls within the State Highway 32 Overlay Zone (the "32 Overlay") which requires additional development and architectural standards to the underlying GB District. The petitioner is proposing a 5,011 square-foot structure. In addition, the site plan includes a patio seating area located south of the structure. The primary building materials include brick and cultured stone.

The petition was reviewed by the Technical Advisory Committee at its December 17, 2013 meeting. All issues raised during the meeting have been addressed.

### **Since the Public Hearing**

After the Public Hearing on January 21, 2014, comments and feedback from the Advisory Plan Commission (the "APC"), City Council and Staff regarding the proposed development were synthesized and discussed with Petitioner. The Petitioner has made changes to the plans based on the list of comments and has submitted a revised elevation plan, site plan and landscape plan. The major issues raised during the Public Hearing and the Petitioner's responses are discussed below.

### **Mechanical Equipment Screening**

The corrugated metal parapet wall has been raised entirely around the building to provide 100% screening of roof-mounted mechanical equipment. As identified in the revised elevations (Exhibit 4), the dashed line in plan A2.0 identifies the location of mechanical equipment. This issue has been addressed and the plan is compliant.

### Ingress/Egress (Western Entrance)

The site plan has been modified and made the western road cut off of Tournament Trail an entrance only. The configuration of the curb has been extended to restrict the flow of traffic from using this point of ingress as a point of egress. The Petitioner plans to present a truck turning template during the meeting to answer the APC's question regarding the width of this entrance. The width of the entrance, as proposed, is compliant with the Department of Public Works Development and Construction Standards. Staff suggests that this item has been adequately resolved.

### Roof Line Modulation

Brick and stone window surrounds were raised above the parapet (the "Towers") to address the concerns raised by the APC of the flat roof line look. In addition, the rear elevation was enhanced with a stone Tower feature.

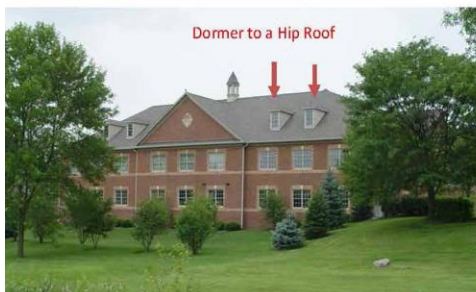
The standard as stated in the State Highway 32 Overlay Zone ("32 Overlay") reads as follows:

"Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings (see Figure 16.04.065.K)."

Figure 16.04.065.K



Figure 16.04.065.L





When the 32 Overlay was drafted, figures were included in the ordinance to further clarify the standard as envisioned. Figure K provides two examples of modulation that were envisioned.

Staff suggests that this item has been adequately resolved and complies with the standard. At the previous APC meeting, the APC requested that the Petitioner revise its elevations in a manner that would provide more of a landmark or “wow” factor effect.

### Trash Facility

The dumpster enclosure, as proposed, is compliant with all applicable standards. A concern was raised from a member of the public in relation to swinging doors being left open and loose trash being an issue. The 32 Overlay (WC 16.04.065.10.b.v) states all dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use. In addition, the City of Westfield Code of Ordinances (Chapter 34) covers public nuisances, specifically litter on private property. If loose trash or open doors were to become an issue, it would be treated as zoning enforcement matter that is actionable by the Economic and Community Development Department.

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## **DEVELOPMENT PLAN REVIEW COMMENTS**

### **Development Plan Review (WC 16.04.165)**

#### **1) Zoning District Standards: (*Business District Standards (WC 16.04.050)*)**

##### **a) General Requirements: (*WC 16.04.050(A)*):**

Comment: **Compliant**

##### **b) GB District Specific Standards: (*WC 16.04.050(F)*)**

###### **i) Minimum Lot Area: none**

###### **ii) Minimum Lot Frontage on Road: 80 feet**

Comment: **Compliant**

###### **iii) Minimum Setback Lines:**

###### **(1) Front Yard: 60 feet (32 Overlay supersedes, minimum 30 feet)**

Comment: **Compliant**

###### **(2) Side Yard: 60 feet**

Comment: **Compliant**

###### **(3) Rear Yard: 20 feet**

Comment: **Compliant**

###### **iv) Maximum Building Height: 60 feet (32 Overlay supersedes, no minimum height)**

###### **v) Minimum Ground Level Square Footage: None**

###### **vi) Minimum Size of Structures: None**

###### **vii) Parking: provided in accordance with ordinance**



viii) Loading and Unloading Berths: (32 Overlay supersedes, see below)

Comment: **Compliant**

c) Off-Street Loading and Parking

i) Required spaces: 1 space per 2 seats (90 seats), one space per max shift (10 employees)

Comment: **Compliant**

2) **Overlay District Standards:** US 31 Overlay (This petition is exempt from the US 31 Overlay by the approval of a variance of standard, docket 1212-VS-16).

The subject property is located within the **State Highway 32 Overlay District WC 16.04.065** (the "32 Overlay");

**32 Overlay WC 16.04.065**

a) Access Control Requirements (WC 16.04.065 (5))

i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.

Comment: **Compliant**

b) Setback Requirements

i) Maximum setback: no further than 120 feet from SR 32 right-of-way.

Comment: **Compliant**

ii) Minimum setback: 30 feet from SR 32 right-of-way.

Comment: **Compliant**

c) Height and Area Requirements

i) Building Height

(1) Minimum building height (18 feet or buildings with flat roofs with parapets on all sides that extend to 18 feet).

Comment: **Compliant**

(2) Multiple Stories: encouraged but not required.

(3) Maximum building height: no maximum.

ii) Gross Floor Area

(1) Minimum gross floor area: 5,000 square feet (enhanced architectural materials may be required for structures not meeting minimum gross floor area).

Comment: **Compliant. The building footprint is 5,011 square feet.**

(2) Maximum gross floor area: no maximum.

Comment: **Compliant**

d) Architectural Design Requirements

i) Design theme general standards

(1) Architectural variation is encouraged within the 32 Overlay Zone.

Comment: **Staff has communicated this vision to the petitioner.**

(2) All structures shall be thoughtfully designed in a manner that visually and functionally complements existing topography of the building site.

Comment: **Compliant**

ii) Building elevations

- (1) All building elevations shall be encouraged to have defined base or foundation, a middle or modulated wall, and a top formed by pitched roof or articulated cornice.

Comment: **Compliant**

- (2) Building elevations which are 90 feet or greater in length, shall be designed with aggregate offsets of not less than 10 percent of the building elevation length. Offsets shall not be constructed at intervals of not greater than 60 feet.

Comment: **Compliant**

- (3) All buildings shall be constructed with the same quality of building materials and same level or architectural detail on all elevations of such buildings.

Comment: **Compliant**

- (4) Openings

(a) Openings line up vertically and horizontally with other openings.

(b) Arranged in a balanced, relatively uniform fashion.

(c) Exceptions if organized in aesthetically pleasing manner.

Comment: **Compliant**

- (5) Gutter and downspouts shall be visually integrated with the architectural style of the structure.

Comment: **Compliant**

iii) Roofs

- (1) Pitched roofs – **Not Applicable**

- (2) Flat roof

(a) Permitted if edged by architectural moulding, an articulated cornice feature or a decorative parapet wall.

Comment: **Compliant.**

(b) Parapets shall be fully integrated into the architectural design of buildings to create a seamless design transition between the main building mass and roof-mounted architectural elements.

Comment: **Compliant**

- (3) Modulation of the roof/roof lines shall be required to eliminate the appearance of box shaped buildings.

Comment: **Compliant. See “Roof Line Modulation” section on page 3.**

- (4) Dormers shall be designed with appropriate details, proportion and style consistent with overall building composition – **Not Applicable**

- (5) Visible vents shall be painted to match the color of the roof and oriented to minimize visibility from adjacent property and thoroughfares.

Comment: **Compliant**

iv) Main Entrances

- (1) Buildings shall be designed with a main entrance and at least 2 windows openings associated with main entrance.

Comment: **Compliant**

- (2) Building entrances shall be defined and articulated by architectural elements appropriate to the building.  
Comment: **Compliant**
- (3) Location, orientation, proportion and style of doors shall complement the style of building.  
Comment: **Compliant**
- v) Windows
  - (1) All window designs shall be compatible with the style, materials, color, details and proportion of the building.  
Comment: **Compliant**
  - (2) Window trim and other design elements shall be designed to accent the windows (e.g., shutters, keystones, ledges, ect.).  
Comment: **Compliant**
- vi) Awnings
  - (1) Fixed or retractable awnings are permitted if they complement the building's architectural style material, colors, and details.  
Comment: **Compliant**
  - (2) Awnings shall be made of non-reflective material.  
Comment: **Compliant**
  - (3) All awnings shall be kept in good repair.  
Comment: **Compliant**
  - (4) Awnings used to comply with the Overlay standards shall not be removed unless the building will comply with such architectural design requirements without the awnings.  
Comment: **Compliant**
- vii) Drive-thrus and fueling station
  - (1) Drive-thru windows and lanes shall not be permitted between the right-of-way line of SR 32 and the side of structure that is nearest to said right-of-way.  
Comment: **Compliant**
  - (2) Vehicular Pumps and Canopies- **Not Applicable**
- viii) Building materials
  - (1) Brick and other masonry materials shall be preferred exterior building material.  
Comment: **Compliant**
  - (2) Wainscot of brick or other masonry materials are encouraged.  
Comment: **Compliant**
  - (3) A minimum of 60% of each building elevation shall be covered in brick or other masonry materials. E.I.F.S shall not constitute a brick or masonry material.  
Comment: **Compliant**
  - (4) Maximum of 25% of each building elevation may be covered in metal or vinyl exterior building material.  
Comment: **Compliant**

- (5) Increased or enhanced use of brick and other masonry materials and other architectural ornamentation shall be required around building entrances and elevations visible to SR 32.

Comment: **Compliant**

e) Landscaping and Amenity Requirements

i) Purpose: establish alternative transportation corridor.

- (1) It is the policy of the City of Westfield that the Trail Corridor and improvements therein be owned and maintained by the City of Westfield.

Comment: **The Trail Corridor is to be conveyed to City of Westfield through a deed instrument at no cost prior to the development of McDonalds.**

ii) Trail corridor requirements.

- (1) A linear greenspace along each side of SR 32 that contains the required alternative transportation trail shall be provided.

Comment: **Compliant**

- (2) Width: The Trail Corridor shall be a minimum of 30 feet measured from the SR 32 right-of-way line or edge of pavement, whichever results in a greater distance from the SR 32 centerline.

Comment: **Compliant**

iii) Alternative Transportation Trail

- (1) Installed in substantial compliance with figure 16.04.065(r)

Comment: **Compliant**

- (2) The alternative transportation trail shall be at least 8 feet in width and constructed in compliance with City construction standards.

Comment: **Compliant**

iv) Interconnectivity: Alternative transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.

Comment: **Compliant**

v) Corridor Plantings

- (1) Primary landscape material: shade trees, ornamental trees, shrubs, ground cover, and grass.

Comment: **Compliant**

- (2) Minimum of 3 shade trees and 1 ornamental tree for every 100 linear feet of Trail Corridor.

Comment: **Compliant**

- (3) Shade trees planted shall be spaced a minimum of 15 feet and a maximum of 40 feet.

Comment: **Compliant**

- (4) Trail Corridor plantings shall be counted towards meeting the total on-site planting requirements.

Comment: **Compliant**

vi) Mound/berms

- (1) Mound and berms are encouraged.

Comment: **None proposed.**

- f) Miscellaneous Requirements
  - i) Loading berths  
Comment: **None proposed.**
  - ii) Dumpsters
    - (1) Dumpsters shall be completely and permanently screened from view of public rights-of-way and adjoining properties.
    - (2) Screening methods shall include a solid wall or fence enclosure that complements primary structure.  
Comment: **Compliant**
    - (3) Dumpsters that are structurally connected to primary structure are encouraged.  
Comment: **The proposed location of the dumpster enclosure is detached from the primary structure.**
    - (4) Man-doors are encouraged to provide daily access.  
Comment: **None proposed. The proposed enclosure includes a swinging door.**
    - (5) Enclosures shall be kept closed at all times when not in active use  
Comment: **Compliant**
  - iii) Mechanical equipment
    - (1) Shall be permanently screened from view of public rights-of-way and adjoining property.  
Comment: **Compliant**
  - iv) Water retention/Detention ponds
    - (1) Ponds shall be designed to be natural in appearance. Vegetation is encouraged.  
Comment: **In addition to the required Trail Corridor plantings, no additional plantings are proposed.**
    - (2) Side slopes shall not exceed 4:1 (wet pond)  
Comment: **Compliant**
    - (3) Side slopes shall not exceed 4:1(dry pond) and shall be graded to harmonize with overall open space design of the site.  
Comment: **Not Applicable**
  - v) Walls and Fencing  
Comment: **Decorative walls or fences are not proposed.**
- 3) **Subdivision Control Ordinance:** Not applicable. A subdivision isn't proposed with this application. The Property has already been subdivided. The Primary Plat under docket 1304-SPP-04 (see Exhibit 7) and the Secondary Plat under docket 1306-SFP-18 (see Exhibit 8).
- 4) **Development Plan Review Standards:** (WC 16.04.165(D)(3))
  - a) **Site Access and Site Circulation:**
    - i) Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.  
Comment: **Compliant**

- ii) Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.  
Comment: **Compliant**
- iii) Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.  
Comment: **Compliant**
- b) **Landscaping**: (WC 16.06 *et seq.*)
  - i) General Landscape Design Standards: (WC 16.06.040)
    - (1) Heating and Cooling Facilities  
Comment: **Compliant**
    - (2) Lines of Sight  
Comment: **Compliant**
    - (3) Detention/Retention Ponds
      - (a) To be landscaped in a manner that replicates the natural form of ponds.  
Comment: **No additional plantings are proposed to be planted other than the required Trail Corridor plantings, per the 32 Overlay.**
  - ii) On-Site and Street Frontage Requirements
    - (1) Business uses require 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.  
Comment: **Compliant**
  - iii) Road Frontage
    - (1) A minimum of 1 shade tree required along Tournament Trail, Wheeler Road and SR 32 per 40 feet of road frontage and may be credited toward on-site requirements.  
Comment: **Compliant**
    - (2) Utility Easements  
Comment: **Compliant**
  - iv) Buffer Yard Requirements
    - (1) West Buffer: 15 feet; 1 evergreen tree and 5 evergreen shrubs per 30 linear feet.  
Comment: **Compliant**
  - v) Parking Area Landscaping - **Compliant**
  - vi) Perimeter Parking Lot Landscaping
    - (1) 1 tree per 30 linear feet and 1 shrub per 3 linear feet of parking lot length.  
Comment: **Compliant**
- c) **Lighting**: (WC 16.07 *et seq.*)
  - i) Light meter readings shall not exceed 1 foot-candle at all non-residential property lines.  
Comments: **Compliant**
- d) **Signs**: (WC 16.08 *et seq.*) Not applicable to Development Plan approval.

e) **Building Orientation:**

- i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

Comment: **Compliant**

- ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District. (N/A, 32 Overlay)

Comment: **Not Applicable**

- iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

Comment: **Not Applicable**

- iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: **Compliant**

f) **Building Materials:**

- i) Standard: In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

Comment: **Not Applicable. The 32 Overlay supersedes this requirement.**

- ii) Standard: The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

Comment: **Compliant**

- 5) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: **The Future Land Use Map located in the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.**

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: **Compliant**



- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development  
Comment: **Compliant**
- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development  
Comment: **Compliant**
- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.  
Comment: **Compliant**
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#### **Staff Recommendation**

The submitted plans for 1401-DP-02 & 1401-SIT-01 are compliant with all applicable ordinances and the Advisory Plan Commission should approve the petition as presented with the following conditions:

1. That all necessary approvals and permits be obtained from the Department of Public Works and the Hamilton County Surveyors Office prior to the issuance of a building permit; and
2. The area identified as Block A on the 32 at 31 Henke Center secondary plat be deeded to the City of Westfield at no cost prior to the development of this project.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).